

**ORDINANCE NO. 2015-08**

**AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO, 2009-24, TO AMEND PROVISIONS TO ARTICLE 6 (SPECIAL PURPOSE AND OVERLAY DISTRICTS), SECTION 6.3 DOWNTOWN HISTORIC DISTRICT (DTH) AS IT RELATES TO DESIGN STANDARDS; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

WHEREAS, the City Council of the City of Wylie, Texas ("City Council") has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Wylie, Texas ("Wylie") to amend Ordinance No, 2009-24, to add provisions to Article 6 (Special Purpose and Overlay Districts), Section 6.3 Downtown Historic District (DTH), of the Wylie Code of Ordinances as it relates to design standards.

**NOW, THEREFORE BE IT, ORDAINED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS:**

**SECTION 1: Findings Incorporated.** The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2: Amendment to Article 6 (Special Purpose and Overlay Districts), Section 6.3 Downtown Historic District (DTH)** Article 6 (Special Purpose and Overlay Districts), Section 6.3 Downtown Historic District (DTH) of the Wylie Code of Ordinances is hereby amended as depicted in Exhibit A (Section 6.3 Downtown Historic (DTH)), and are included and made a part of this Ordinance.

**SECTION 3: Savings/Repealing Clause:** Wylie's Comprehensive Zoning Ordinance No. 2009-24, as amended, shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any

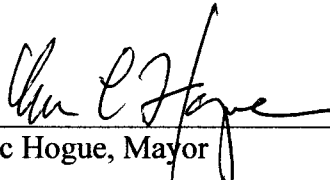
violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinance shall remain in full force and effect.

**SECTION 4: Severability:** Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Wylie hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 5: Penalty Provision:** Any person, firm, corporation or entity violating this Ordinance or any provision of Wylie's Comprehensive Zoning Ordinance No. 2009-24, as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined a sum not exceeding Five Hundred Dollars (\$500.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Wylie from filing suit to enjoin the violation. Wylie retains all legal rights and remedies available to it pursuant to local, state and federal law.

**SECTION 6: Effective Date:** This Ordinance shall become effective from and after its adoption and publication as required by law the City Charter and by law.

**DULY PASSED AND APPROVED** by the City Council of the City of Wylie, Texas, this 27th day of January, 2015.

  
Eric Hogue, Mayor

ATTEST:

  
Carole Ehrlich, City Secretary



DATE OF PUBLICATION: February 4<sup>th</sup>, 2015, in the Wylie Newsday

Ordinance 2015-08

Section 6.3 Downtown Historic District (DTH) as it relates to design standards

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### SECTION 6.3 DOWNTOWN HISTORIC DISTRICT (DTH)

#### A. *Purpose*

Wylie's downtown has been identified by the Comprehensive Plan as a valuable resource worthy of preservation as a historic district. This district provides development and design standards that preserve the historic and architectural character of existing development, provides for adaptive reuse of existing buildings, and the compatibility of new structures and uses with the historic nature of downtown.

A non-contributing building and/or structure means a building not contributing to the historic significance of the district and does not add to the district's sense of time and place, and historical development; or one where the location, design, setting, materials, workmanship, feeling, and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost. Typically, contributing structures are older than 50 years. Typically, non-contributing structures are less than 50 years old.

#### B. *District Boundaries*

1. The Downtown Historic District (DTH) is generally bounded by State Highway 78 on the south, Cottonbelt Avenue on the west, from Eliot Street to Brown Street, and including property north of Brown Street on Keefer, and to the eastern property line of those lots facing west on Second Street from Brown Street to the north and Marble Street to the south, and those properties north of Brown Street along Ballard Avenue facing east and continuing north to Tract 4 of the Samuel B. Shelby Abstract and approximately 100 feet of frontage of those lots facing west and continuing north parallel to Ballard Avenue and encompassing all of Block 1, Lot 5 of the Russell #01 Addition and Block 1, Tract 49 of the James Truett Abstract.
2. The precise boundaries of the Downtown Historic District shall be shown on the official zoning map of the City of Wylie. The boundaries of the Downtown Historic District may be amended from time to time based on a request from area property owners, a request of the staff, the Commission, or at the pleasure of the Council. In considering a request for a change in district boundaries, the Council shall require:
  - a. Any additions to the district shall be contiguous to the existing boundaries of the district;
  - b. Any reductions in the district shall be located on the edge of the district such that a hole is not left inside the district; and
  - c. If requested by a property owner, a petition shall be presented showing owners of more than 50 percent of the land within the district, excluding streets, and owners of more than 50 percent of the building sites in the district are in support of the requested change in boundaries.

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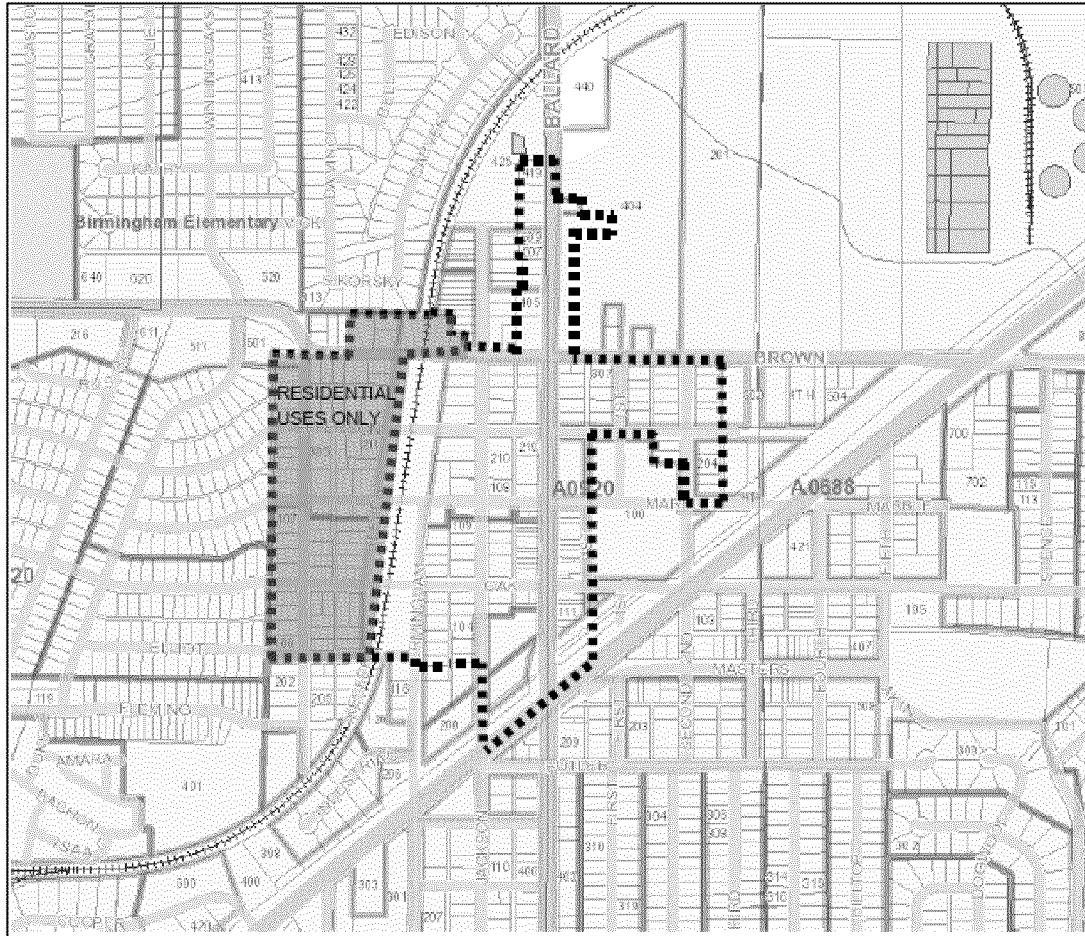


FIGURE 6-1 DOWNTOWN HISTORIC DISTRICT BOUNDARIES

### C. General Provisions

1. Site plan and design review submitted to the Planning Department is required for new construction and substantial renovation of existing buildings within the Downtown Historic District. Substantial renovation means:
  - a. Alterations to the exterior of existing buildings that change the placement or design of windows, doors or other exterior features of the building such as coping or pilasters;
  - b. An increase in the floor area of the building greater than 10 percent.
  - c. Adding new exterior building materials that do not match the existing materials.
2. Interior renovation of existing buildings that do not alter the exterior appearance of the building do not require site plan and design review under the provisions of this article. (e.g., a drop ceiling that covers part of an existing window would alter the exterior appearance and require review.)
3. Physical properties of an existing building such as setbacks, foot prints, height, or other similar characteristics that cannot be altered without substantial hardship are not required to meet the development or design standards within this article. All other provisions shall apply.

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### D. *Permitted Uses*

1. The Downtown Historic District may contain any combination of uses shown in the Use Chart in Article 5, Section 5.1.
2. Within the Downtown Historic District there are both residential and nonresidential uses which may be located in either residential structures or commercial structures. To maintain the architectural and historic character of existing blocks where one type of structure predominates, the following regulations shall apply.
  - a. Residential uses may be in residential structures or commercial structures. Residential uses in commercial structures are only allowed if they occupy less than 40 percent of the floor area of the building; and do not occupy the area adjacent to the street front.
  - b. Nonresidential uses may be in residential or commercial structures. Nonresidential uses in residential structures must be in those blocks where existing residential structures predominate.
  - c. In block faces within the District that are currently developed with residential structures, new construction shall be of historic design. Either residential or nonresidential uses may be located in the residential structures.
  - d. In block faces within the Downtown Historic District that are currently developed with commercial structures, new construction shall be of historic design.
  - e. Only residential uses are permitted for those lots along Cotton Belt Avenue, and along Keefer Street from Elliot Street on the south to Brown Street on the north, and including properties north of Brown Street on Keefer Street, as depicted in Figure 6.1 and on the official zoning map of the City of Wylie.

### E. *Downtown Historic District Development and Design Standards*

1. All properties must meet requirements provided in this section for Site Design, and Architectural Standards.
2. **Purpose of Downtown Historic District Design Standards.** The purpose of these design standards is to ensure the preservation of the historic and architectural qualities which make the Downtown Historic District a unique place by permitting new development compatible with existing historic buildings and by maintaining the historic and architectural qualities of existing buildings.
  - a. Site Design Standards. The purpose of the Site Design Standards is to provide for building and parking placement compatible with existing development.
  - b. Architectural Standards. The purpose of the Architectural Standards is to provide for the preservation of existing historic and architectural qualities of Downtown Wylie, ensure new construction is compatible with these qualities, and to protect and promote the uniqueness of downtown as a commercial area.
3. **Design Standards Review.** All new development and substantial renovations shall comply with the Site Design Standards included in Subsection 4, and the Architectural Standards in Subsection 5.
  - a. Historic Review Commission (HRC) shall be appointed by the City Council and shall consist of seven (7) members in accordance with Ordinance 2013-17, and as amended.

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- b. The HRC will be responsible for reviewing and recommending an action to the Planning and Zoning Commission and/or the City Council for proposed new construction or substantial renovation, revisions to the ordinance, and planning efforts to fulfill the purpose of the Downtown Historic Ordinance and to consider future amendments and long range goals of the District.

### 4. Site Design Standards

#### a. Building Placement - Commercial Structures

- (1) Buildings shall be placed on the front property line. Buildings may be moved back from the front property line a total of four feet to provide for wider sidewalks and entries, if: The buildings takes up an entire block face; or is located on a corner; or has a total frontage of more than 50 percent of the block face.
- (2) New commercial structures shall be allowed only in block faces which are predominately developed with existing commercial structures, or are predominately vacant land.
- (3) Buildings shall be placed on the side property line. Buildings may be moved back from the side property line a total of four feet to provide for wider sidewalks and entries when the side property line is along a street.
- (4) Buildings that go through a block so that they have frontage on two parallel streets, shall treat each frontage as a main façade.
- (5) All service areas and loading shall be from the alley.
- (6) New commercial structures shall construct at least a six (6) foot wide side walk.

#### b. Building Placement - Residential Structures

- (1) New single family residential structures are only allowed in blocks which are predominately developed with existing residential structures.
- (2) Residential structures shall conform with the front yard, side yard and rear yard setbacks of existing residential buildings on the block face. Front yard and rear yard setbacks will be deemed to be in conformity if they are within five feet of the average of the existing setback on either side of the new construction. Side yard setbacks shall be no closer than the side yard setback adjacent to the new construction or 20 feet whichever is less. On corner lots, side yards shall be treated as front yards and shall be the same as that required for the primary front yard.
- (3) Accessory structures such as garages, sheds, greenhouses etc. shall be located in a separate structure behind the rear edge of the main building and comply with side and rear yard setbacks.
- (4) New residential structures shall construct at least a six (6) foot wide side walk.

#### c. Parking for Residential and Nonresidential Uses

- (1) Parking for residential use shall be on site and conform to standards for residential uses in other single family districts.

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- (2) Existing nonresidential uses may be renovated, reconstructed, and expanded up to 10 percent of their original floor area without having to comply with these parking standards.
  - (3) Commercial Uses less than 4,000 square feet in a block face with existing historic commercial buildings shall not be required to provide off-street parking.
  - (4) Commercial Uses over 4,000 square feet will be required to provide off-street parking under the following standards:
    - (a) A minimum of 50% of all required parking, in accordance with Article 5 Use Charts of this Ordinance, shall be located on site as required by specified use. All on-site parking shall be placed a minimum of 10 feet behind the front façade of the building with a landscape buffer provided. Not more than 140 feet of contiguous frontage of parking shall be visible from a street. On-site parking shall also provide spaces for bicycles at a rate of one for every full 25 spaces of required parking.
    - (b) Alternative materials, such as pavestones and grasspavers can be used for driveways and parking spaces, subject to approval of the City Engineer.
    - (c) Up to 25 percent of the required parking can be provided by on-street parking in front or to the side of the building.
    - (d) The remainder of the required parking can be provided by off-site parking facilities within 1,000 feet of the site. No off-street parking can be developed with frontage on Ballard Street or the block face on the east side of Jackson Street.
    - (e) Upon a finding that a parking reduction is necessary to preserve historic buildings and maintain the design integrity of the Downtown Historic District, the Commission may grant parking variances up to a maximum of 75 percent of the required parking.
  - (5) Off-street parking lots with over 20 spaces are required to have landscaping and lighting that meets the standards for other nonresidential developments. (Article 4, Section 4.3)

### **5. Architectural Design Standards**

#### **a. Street Facade – Commercial Structures**

- (1) Primary street facades for nonresidential buildings in the Downtown Historic District shall have the following basic features of existing historic buildings:
  - (a) Cornice at top of facade;
  - (b) Display windows with transom windows above and lower window panels below.
  - (c) Pilasters that divide the facade vertically and separate the display windows units into discrete visual elements.
  - (d) Second floor windows, recessed with multiple lights, lintels, and sills.
- (2) Architectural elements such as doors, windows, awnings, canopies and architectural details shall be compatible with the overall visual qualities existing within the historic buildings downtown. Maintain as much of the original basic façade as possible. The basic façade consist of three parts: the storefront, with

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large display windows and transom; the upper façade, with large regularly spaced windows; and the decorative cornice.

- (3) Choice of color for the primary facade, various architectural elements, or details shall be in conformance with the color scheme existing within downtown and appropriate for the historic and architectural character of the commercial structure. (Sherwin Williams Preservation Palette, Valspar Historic Color Palette or equal would be an approved color palette)
- (4) In addition to the above, all commercial structures shall have at least two of the following desirable design features as appropriate:
  - (a) Street facades on side streets that meet the requirements for primary facades; or
  - (b) Buildings on corners which create a diagonal corner cut with the entrance on the corner; or
  - (c) Pediments added to the top of the facade; or
  - (d) Decorative brickwork and architectural detailing on or around the cornice, fascia, pilasters, or around windows; or
  - (e) Use of natural wooden doors with glass windows; or
  - (f) Projecting canopies and or awnings placed over the ground floor windows and doors

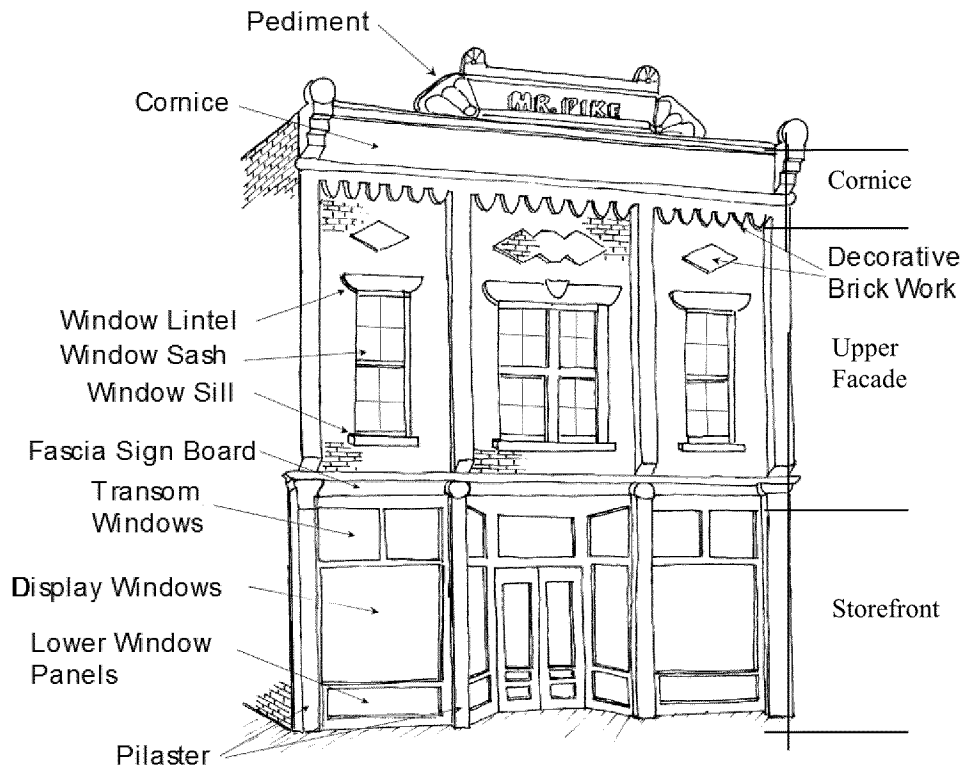


FIGURE 6-2 TYPICAL FEATURES OF COMMERCIAL STRUCTURES IN THE DOWNTOWN HISTORIC DISTRICT

### b. Street Facade – Residential Structures

- (1) Residential structures within the Downtown Historic District shall have the following basic features of existing residential structures in the district, as



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appropriate to the architectural style of the building. These features are depicted in the following illustration for definitional purposes.

- (a) Covered porches integrated into the front facade of the main structure;
  - (b) Multiplicity of roof forms;
  - (c) Columns and railings defining porch;
  - (d) Windows with multiple lights;
  - (e) High pitch roof lines; and
  - (f) Architectural detailing of gables, window and door casings, eave lines, and foundations.
- (2) Residential structures shall face the main street.
  - (3) Residential structures that have a room projecting from the primary line of the front facade shall have a covered porch across the inset portion of the facade.
  - (4) Residential structures which do not have any projecting rooms shall have a covered porch across at least two thirds of the width of the facade.
  - (5) Porches on residential structures shall be covered with a roof that is integral to the main roof of the structure, or covered with a roof that is a substantial architectural element integral to the design of the front facade.
  - (6) Porches shall have columns and railings around the edge of the porch except for the entrances steps.
  - (7) Choice of color for the primary facade, various architectural elements, or details shall be in conformance with the color scheme appropriate for the architectural style of the residential structure. (Sherwin Williams Preservation Palette, Valspar Historic Color Palette or equal would be an approved color palette)

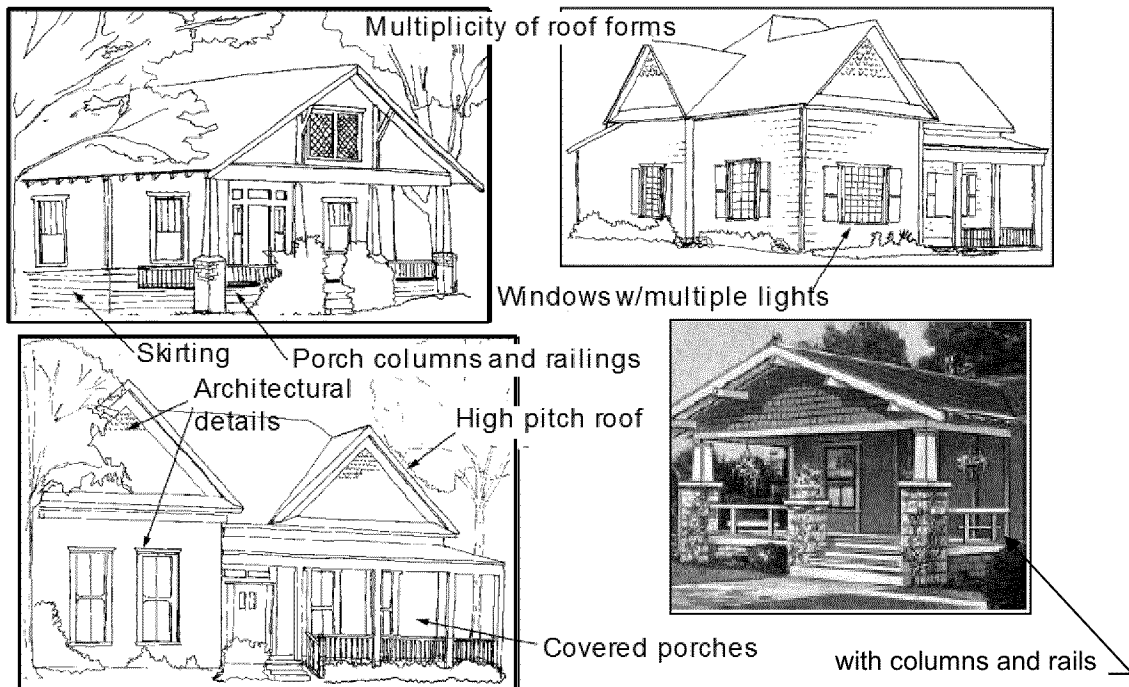


FIGURE 6-3 TYPICAL FEATURES OF RESIDENTIAL STRUCTURES IN THE DOWNTOWN HISTORIC DISTRICT

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- (8) In addition to the above all residential structures shall have at least two of the following desirable design features as appropriate:
  - (a) Use of skirting along the base of the building, in a manner appropriate to the architectural design of the building; Skirting materials shall be durable, suitable for exterior exposure, and installed in accordance with the manufacturer’s installation instructions. Skirting shall be secured as necessary to ensure stability, to minimize vibrations, or minimize susceptibility to wind damage; or
  - (b) Use of foundation plantings to soften and conceal the foundation; or
  - (c) Use of architectural detailing appropriate to the architectural style of the building. Architectural detailing includes but is not limited to elements such as carving in porch rails, turned stiles, use of ornamentation around windows, doors, eave lines, porches, and decorative windows and materials within gables.

### **c. Building Proportions – Commercial Structures**

- (1) Overall height of single story commercial buildings in the Downtown Historic District shall be between 18 and 26 feet.
- (2) The proportion of the height to width of the facade between pilasters shall be in the range of 2.5 to 1 to 3 to 1. The basic window units shall be between 2 to 2.5 times the remaining height to the top of the cornice.
- (3) The ground floor facade shall have at least 45 percent of its area in transparent windows, or doors. The second floor facade shall have at least 20 percent of its area in windows. The area of windows includes any mullions framing individual lights within the window frame.
- (4) The building height shall not exceed thirty-five (35’) feet at the highest point of the cornice and up to forty (40’) feet for architectural elements including but not limited to turrets, pinnacles and pediments.

### **d. Building Proportions – Residential Structures**

- (1) Residential structures within the Downtown Historic District may be a maximum of two stories in height, so long as the second floor is located under the roof over the first floor. Dormers and/or windows in the gable end of the roof shall be used to provide light and air.
- (2) Residential structures shall have a minimum roof pitch of 8:12.
- (3) The building height shall not exceed thirty-five (35’) feet at the roof ridge and up to forty (40’) feet for architectural elements including but not limited to turrets, pinnacles.

### **e. Building Materials - Commercial Structures**

The base facade materials for commercial structures within the Downtown Historic District shall be brick or stone. Architectural details, trim, window or door framing may be wood, stone, cast stone, cast iron, or other materials compatible with the historic and architectural character of the Downtown Historic District.

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### f. Building Materials – Residential Structures

- (1) The primary exterior material for residential structures within the Downtown Historic District shall be wood siding and/or composite masonry materials having a wood pattern.
- (2) The width of the siding shall be between four and five inches in width.
- (3) Renovation to existing residential structures should use materials which are compatible with the existing residential structure. Adherence to these material standards are encouraged where appropriate and/or possible.
- (4) Vertical siding is prohibited.
- (5) All development is defined by the base, middle and roof elements with particular attention to the front façade as this is the section that defines the character of the streetscape for the DTH. See Figure 6-4.



FIGURE 6-4 EXPRESSION OF BASE, MIDDLE AND ROOF ELEMENTS

### g. Fencing – Commercial Structures

Any fencing for commercial structures within the Downtown Historic District shall be in the rear of the building not visible from the street.

### h. Fencing – Residential Structures

- (1) Fencing placed in the front of the residential structure shall be limited as follows:
  - (a) Height not to exceed 3 feet;
  - (b) At least 50 percent of the surface area of the fence shall be open and transparent;
  - (c) Made from wood or wrought iron. Masonry or brick may be used for columns with wood or wrought iron fence panels;
  - (d) Have the posts and rails facing the inside of the fence.

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- (2) All fences placed in front of the residential building shall be decorative in design.
- (3) Fences placed behind the residential building shall conform to fencing requirements for single family development elsewhere in the city.

### 6. Signs

**Purpose:** All signs in this section are applicable to the Downtown Historic District only and are not appropriate to any other zoning district. The purpose of this section is not to regulate the content of any sign, but to regulate the area, material, and placement of new signs and alterations made to existing signs and to ensure consistency and to preserve the Downtown Historic District as a desirable area that is pleasing and visually attractive.

#### a. General Provisions:

- (1) Pole sign means any sign erected on a vertical framework consisting of one and not more than two upright supported by the ground and where there is a physical separation between the base of the sign and the ground.
- (2) Signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Internally illuminated signs must be constructed of non-combustible material or approved plastics.
- (3) New signs should respect the size, scale and design of the historic building.
- (4) New signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard for example.)
- (5) No sign permitted under the regulations of this section shall be installed without first obtaining zoning clearance and a sign permit.

#### b. Signs for Residential Structures

- (1) The sign area of any one face shall not exceed sixteen (16) square feet in area. The sign area of a pole sign shall not comprise more than seventy percent (70%) of the entire sign structure.
- (2) The maximum height of a pole sign structure shall be six (6) feet when no lighting is included. The maximum height of a pole sign structure shall be eight (8) feet when a globe type light is included.
- (3) Logos and symbols may be illuminated or backlit by fluorescent fixtures. The use of indirect lighting is also allowed.
- (4) The use of a fluorescent color on a sign is prohibited.
- (5) No more than one pole sign may be displayed on a premise at any given time.
- (6) The sign may be placed adjacent to the public right-of-way, provided it does not encroach on the sight visibility triangle and is a minimum of six feet from the outside face of curb.
- (7) Single acorn type luminaires, flutes, moldings or other traditional details are strongly preferred. See Figure 6-5.

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FIGURE 6-5 TYPICAL POLE SIGN FEATURES FOR RESIDENTIAL

### c. Signs for Commercial Structures

- (1) The size of the sign shall be in proportion to the building and the neighboring structures and signs.
- (2) The total maximum allowable sign area for each building face is one square foot per one linear foot of a single tenant, not to exceed 70 square feet, whichever is less.
- (3) The total maximum allowable sign area for each building face is one square foot per one and one-half (1-1/2) linear foot of a multi-tenant building, not to exceed 100 square feet whichever is less.
- (4) Signs shall be mounted or erected so they do not obscure the architectural features or openings of a building.
- (5) No sign or portion of a sign shall extend above the cornice line at the top of the building face. Roof top signs are prohibited.
- (6) For buildings without a recognizable style, the sign shall adopt the decorative features of the building, utilizing the same materials and colors.
- (7) The structural materials of the sign should match the historic materials of the building. Wood, metal, stucco, stone or brick, is allowed. Plastic, vinyl or similar materials are prohibited. Neon, resin to give the appearance of wood, and fabric may be used as appropriate.
- (8) Attached signs may only be illuminated utilizing internal lighting. Exterior letters with exposed neon lighting are allowed.

### d. Window Signs

Window signs do not require a permit or a permit fee. Window Signs must meet the following regulations:

- (1) Window Signs must not obscure more than 20 percent of the window area per façade.

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- (2) No illuminated Window Signs shall be allowed within two feet of the window surface, except for open/closed signs.

### **e. Awning Signs**

- (1) An Awning may extend the full length of the wall of the building to which it is attached and shall solely be supported by the exterior wall of the building. The awning sign shall be no more than six feet (6') in height and shall not be placed less than eight feet (8') above the sidewalk.
- (2) Artwork or copy on Awning Signs shall be limited to a business name and or logo.
- (3) The artwork or copy for an Awning Sign shall not exceed twenty percent (20%) of the area of the Awning and shall extend for no more than sixty percent (60%) of the length of the Awning.

### **f. Projecting Signs**

- (1) Signs shall be constructed of noncombustible material.
- (2) Signs shall not project more than three feet (3'), measured from the building face and shall not be closer than two feet (2') from the back of the curb line.
- (3) Bottom of the sign shall be at least 8 feet above the sidewalk.
- (4) Signs shall be compatible in design, shape, and material with the architectural and historic character of the building.
- (5) Signs shall not exceed sixteen (16) square feet per sign face.

### **g. Canopy Signs**

- (1) A Canopy Sign is a permanent structure that is supported by the building or by a support extending to the ground directly under the canopy. The Canopy Sign may be attached to, or be an integral part of the face of a canopy.
- (2) A Canopy Sign may consist of only the name and/or logo of the business at the location of the canopy.
- (3) The artwork or copy on a Canopy Sign shall not exceed ten percent of the face of the canopy, or a maximum of twenty-five (25) square feet, whichever is greater.
- (4) An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe shall be limited to one-third of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face on which a sign or stripe is permitted.

### **h. Special Events Banner Signs**

1. A Special Event Banner sign is composed of cloth, plastic, canvas or other light fabric.
2. Only banners promoting or supporting local community events will be permitted over public right-of-ways.

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3. An application to place a banner over a public right-of-way shall be submitted to the Building Inspections Department at least 10 days before the date to be installed.
  4. The City of Wylie may erect and remove banners over public right-of-way. Banners may only be installed at locations approved by the City.
  5. The maximum banner size allowed is 4 x 36 feet, unless extended over the public right-of-way. Banners must be in good repair at all times.
  6. The banner may remain a maximum of fourteen (14) days. A maximum of two banners can be hung for each event with placement of the second banner provided as space allows. Only one banner will be hung at each location.
  7. When a banner over the public right-of-way is removed, the applicant is responsible for picking up the banner from the City of Wylie Service Center within ten (10) working days of the removal date. A late fee of \$50 will be charged for banners left after the ten (10) day period. Unclaimed banners will be disposed of 30-days after removal date.
  8. Banners not defined as Special Events Banners are regulated by the City’s current Sign Ordinance and as amended.
- i. A-Frame/Sandwich Board Signs**
1. No more than one a-frame or sandwich board sign per business shall be allowed, and a minimum of four feet of clear sidewalk shall be maintained at all times. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements.
  2. No a-frame or sandwich board sign shall exceed eight square feet per face or four feet in height. The entire sign structure shall be calculated as the total of sign area.
  3. Materials suggested for use for signs are finished hardwoods, or softwoods. Materials not allowed include, but are not limited to, fluorescent materials, paper or fluorescent paints.
- j. Exempt Incidental Signs.** Small incidental signs can be installed along a business frontage without permit approval from the City. Incidental signs are commonly seen as menu boards, open signs, small window signs noting hours of operation, and small hanging signs. Incidental signs do not include other signs specifically listed within this ordinance. Although a permit is not required for these type signs, the following guidelines must be maintained.
1. No more than three (3) incidental signs per building entrance.
  2. Maximum area allowed is 3 sq. ft. each, with a total cumulative area not to exceed 7 sq. ft.;
  3. Incidental signs that project over or into a pedestrian right-of-way must be at least 7’-6” above the sidewalk;
  4. Cannot project beyond the awning;

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5. Cannot extend above the awning;

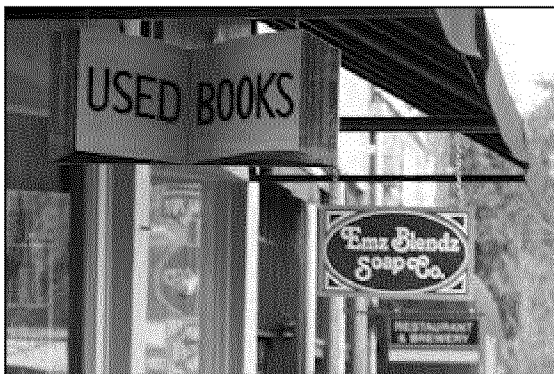


Figure 6-6 Exempt Incidental Signs